

Valmiki Ambedkar Awas Yojana (VAMBAY)
Ministry of Urban Development Govt. of India Guidelines

1. Introduction

Shelter is a basic human requirement. For a shelterless person, getting a house brings about a profound social change in his status and welfare, endowing him with an identity and integrating him with his social milieu.

Valmiki Ambedkar Awas Yojana (VAMBAY) is a centrally sponsored scheme for the benefit of Slum Dwellers. The scheme is primarily aimed at ameliorating the housing problems for the Slum Dwellers living Below Poverty Line in different towns and cities of the State.

2. Objectives

The objective of Valmiki Ambedkar Awas Yojana (VAMBAY) is primarily to provide shelter or upgrade the existing shelter for people living Below Poverty Line in Urban Slums, with a view to achieve the goal of "**Shelter for All**".

The objective is also to utilize this initiative to achieve the Habitat goal of **slumless cities**. Equally important is the objective to provide not just shelter for the urban poor but also a healthy and enabling urban environment, to help them to come out of their poverty level. To this end, there is need to dovetail VAMBAY with NSDP and SJSRY to ensure that shelter delivery, environment improvement and income upgradation for the urban poor are synergised.

3. Target Group

The target group under the VAMBAY will be slum dwellers in Urban areas who are below the poverty line including members of the EWS who do not possess adequate shelter. However, preference is to be given to people below poverty line.

3a. Slum- Definition

For the purpose of VAMBAY it is proposed to adopt the slum definition in the 2001 census, as follows:

- a).** All areas notified as "Slum" by State /Local Government and UT Administration under any Act.
- b).** All areas recognized as "Slum" by State/Local Government and UT Administration, which have not been formally notified as slum under any Act.
- c).** A compact area of at least 300 population or about 60-70 households of poorly built congested tenements, in an unhygienic environment usually with inadequate infrastructure and lacking in proper sanitation and drinking water facilities.

3b. Nirmal Bharat Abhiyan

The definition of malin basti or slum is to be taken in a wider sense to cover not only inadequacy of houses or tenements but also other basic amenities such as Water Supply, toilet facilities, disposal system etc., which make habitation livable and environment friendly. It is for the local authorities to see that the water supply in the slum areas is suitably augmented either by providing connections or at least increasing the number of stand posts to take the availability to the minimum desired level of one public source for 20 families.

Another very important basic amenities for slum dwellers especially in congested metropolitan cities is the lack of

rudimentary toilet facilities. A new national City Sanitation Project under the title of 'Nirmal Bharat Abhiyan' being launched in the slums all over the Country. Existing public toilets developed by local bodies in and around slums often become non-functional on account of lack of day-to-day maintenance. Both the cost of construction and the cost of maintenance can be significantly reduced and the Project made self-supporting if the tasks are entrusted to community based organisation of slum dwellers. The sanitation units, notably urinals, WCs and bath units – may be constructed by the local body or the State PWD or any other agency preferably with the aid of NGOs and selected by the community of slum dwellers will be entrusted the job of maintaining the toilet block in a clean condition against a monthly salary of Rs 1500-2000. In some cases, a residential quarter for him may be built on the first floor of the toilet block.

It has been found that this involvement of the community based on organization not only leads to better upkeep of the toilet but also makes itself financing at a cost much less than that made available by other private originations. **20% of the total allocation under this VAMBAY will be used for infrastructure** @ 50% as grant from GOI and 50% as loan from HUDCO. The State Govt/Local Bodies of course will free to supplement with their own grant or subsidy as the case may be.

Since in many slum areas, some form of public toilet may be already in existence, the possibility of retrofitting/repairing and upgrading the existing toilet complex which have become unserviceable for various reasons such as 5 lack of sewerage system, lack of septic tanks, inadequate water supply etc. should be explored, since it significantly reduces the per unit cost of construction vis-à-vis units may be constructed by the local body or the State PWD or any other agency preferably with the aid of NGOs and participation through labour by the local slum dwellers but the design and implementation of the toilet units may be made in such a way that they can be kept in good hygienic condition with access to water supply and electric power connection.

The average cost per such a community toilet unit or seat has been estimated to be Rs 40,000/- per seat. Therefore, a 10-seat or a 20 -seat toilet block meant for men, women and children with separate compartments for each group and special design features will cost around Rs 4 lakhs or Rs 8 lakhs respectively.

The existing 'pay and use toilets scheme' operated by HUDCO which allows a subsidy per seat to NGOs, Clubs, registered and unregistered societies, etc. can also be availed of in the vicinity of slums. Similarly, the wage employment component of the existing Swarna Jayanti Shahari Rozgar Yojana (SJSRY) can also be utilized for augmenting the resources for construction of toilets. Such convergence of existing plan and centrally sponsored schemes will make the project cost effective.

Each toilet block will be maintained by the slum dwellers who will make a monthly contribution of Rs 20 per family and obtain a monthly pass or family card. The overall programmes can then be construction of new toilets and retrofitting where only improvement is required. The existing integrated Low Cost Sanitation (ILCS) Programme can be suitably dovetailed into this programme.

4. Reservations

In selecting the beneficiaries the following reservations shall be followed:

- a).** SC/ST : Not less than 50%
- b).** Backward classes : 30%
- c).** Other weaker Sections: 15% (OBC, BC, etc as defined by the State Govt.)
- d).** Physically & Mentally disabled And handicapped persons : 5%

Within this reservation, preference will be given to women headed households, urban poor who are members of Self Help Groups and persons eligible for old age pension as defined by the State Government. If a sufficient number of beneficiaries of a particular category are not available in a city or a slum, the houses under VAMBAY may be constructed for other categories after due certification by the Municipal Secretary of the concerned Urban Local Body that beneficiaries under a particular category are not available.

5. Identification of Beneficiaries

The beneficiaries shall be identified through Neighbourhood Groups, Area Development Societies and Community Development Societies in consultation with the Municipalities/under the active supervision of Municipal authorities. The Urban Local Bodies have to formulate projects, prepare estimates in consultation with Community Development Societies of that City/Town and submit the same to SUDA - the State Nodal Agency for VAMBAY, which will in turn send the same to the Government of India/HUDCO for release of funds. The identification of below poverty line beneficiaries will be on the basis of the baseline survey already conducted/to be conducted under SJSRY.

6. Allotment of Houses

Allotment of dwelling units shall be in the name of the female member of the household. Alternatively, it can be allotted in the name of husband and wife jointly. The title to the land will be in the name of the selected beneficiary.

The title deed should be in the joint name of husband and wife or in the name of wife alone. Till the repayment of loan, if any, the house built with VAMBAY funds along with land shall be mortgaged to the Government/concerned Urban Local Body.

7. Location of VAMBAY

VAMBAY dwelling units shall be made available to all Slum in urban areas as defined in Para. 3 A

8. Upper Limit of Construction

The upper financial limit for construction of VAMBAY house will be maximum Rs 40,000/- including provision for sanitary latrine for an area of not less than 15 Sq.mt. Of which, 50% ie Rs 20,000/- is Central Subsidy and the remaining 50% may be either grant from State Government or loan from HUDCO or grant with 50 : 50 sharing basis of Govt. of West Bengal and Urban Local Body.

Construction Type	Normal areas (in Rs.)	Difficult areas (low lying, water logged etc.) (In Rs.)
Construction of house including sanitary latrine	35,000	37,500
Cost of providing infrastructure and common facilities	5,000	7,500
Total Rs.	40,000	45,000

9. Upper Limit for Upgradation assistance

A portion of VAMBAY, say 20% may utilized also for upgrading existing houses in slums. The upper limit for upgradation of existing unit should not be more than 50% of ceiling specified for construction of new houses in para 8 above.

9a. Town Planning Norms to apply

Upgradation of existing constructions and construction of new houses shall only be taken up after approval of the lay out by the Urban Local Body.

10. Funding Pattern

The Govt. of India will release the subsidy under VAMBAY to HUDCO, which will match the subsidy on a 1:1 basis with a loan. The rate of interest on this loan will be same as the rate of interest charged by HUDCO under its EWS housing portfolio. HUDCO will release the subsidy and the loan directly to the State Nodal Agency. The central share should be matched by an equal amount either by a long-term loan from HUDCO or from any other source such as budgetary support, resources of local bodies, loan sources other than HUDCO or from the beneficiary. However, HUDCO will release its grant component only after the State Share of 50% is deposited in the designated account of the implementing agency.

11. Tenure

Under VAMBAY, the responsibility for providing land for the project rests with the Urban Local Body. Typically, three types of tenure are conceived.

i) Title to the slum dwellers in-situ i.e. title to the land on which they are currently dwelling. If this is conceded by the State Government then the title or tenure rights must be given duly keeping in view town planning norms and layout roads. If land is scarce, such regulations and land use patterns can be revised within reasonable norms to ensure denser land use through innovative town planning.

ii) Tenure or title can also be given partly in -situ where the part of the land on which the slum exists is utilized for upgradation and resettlement and the rest is put to other use or not used at all in deference to the public interest. If land is scarce, the project can be planned vertically i.e. multistoried complexes, in such cases the title to the land will not rest with the beneficiaries – they shall have title to the dwelling unit.

iii) Land /tenure can also be provided by the State Govt. by relocation either on land already available or through acquisition. In the case of relocation, the convenience of slum dwellers so relocated should be paramount and as far as possible their consent should be taken.

No separate provision is made for land acquisition in VAMBAY.

However, if within the unit cost provided for each house, a saving can be effected, such saving within each project, can be used to partly or fully finance land acquisition. Tenure can be made conditional to repayment of loan, if any, under each project.

12. Involvement of beneficiaries

The beneficiary should be as far as possible involve in the construction of house. The beneficiaries may make their own arrangements for construction material, engage skilled workmen and also contribute family labour. The beneficiaries will have complete freedom as to the manner of construction of the houses. This will result in

economy in cost, ensure quality of construction, lead to greater satisfaction and acceptance of the house by the beneficiary. The responsibility for the construction of house will thus be on the beneficiary himself /herself.

13. Appropriate construction technology & use of local materials

Appropriate construction technology should be used for cost effective, environment friendly and disaster resistant houses under VAMBAY

14. Type Design

No hard and fast type design is prescribed for VAMBAY dwelling units. However, the plinth area of a new house should normally be not less than 15 sq. mtr. The lay out, size and type design of VAMBAY dwelling units would depend on the local condition and preferences of the beneficiary.

The barrier free concept may be incorporated in all the VAMBAY houses. In areas frequented by natural calamities such as fire, flood, cyclones, earthquakes etc. incorporation of disaster resistance features in design shall be made compulsory.

15. Dovetailing with other Urban Poverty Alleviation Programmes

The implementation of VAMBAY would be dovetailed and synergised with other programmes such as SJSRY and NSDP. The funds available to the State under NSDP should be used for environmental improvement and funds under SJSRY shall be utilized for income upgrading activities through selfemployment ventures, particularly for women who are members of self-help (DWCUA) groups.

16. Urban Infrastructure

Though there is a provision in the unit cost of a VAMBAY unit for provision of infrastructure the Urban Local Body will need to mobilise other resources for provision of water supply, sanitation electricity etc. Community Infrastructure and availability of social infrastructure such as schools, hospitals, transport links etc are mandatory for sanction of VAMBAY projects. Community infrastructure and social infrastructure including green areas, open spaces and recreational areas must be an integral part of VAMBAY designing.

17. Drinking Water Supply

The availability of drinking water supply should be ensured by the concerned Urban Local Body. Where necessary, a hand pump should be installed on the site before the work is started from the funds available under Urban Water Supply Programmes, other similar programmes or through Municipal resources, 25% of the funds under the scheme will be spent in providing water & sanitation which includes 20% earmarked for Community Sanitation Project- Nirmal Bharat Abhiyan.

18. Sanitation & Sanitary Latrines

A Sanitary latrine forms an integral part of a VAMBAY dwelling Unit. A system of drainage from the houses should also be provided to avoid overflow from the kitchen, bathroom etc. with proper linkages to the city drainage. When, however, individual toilets are not possible or affordable, the community toilets as part of the Nirmal Bharat Abhiyan will be encouraged and established.

19. Environment Improvement and Open/Green Spaces

Plantation of trees in the entire habitation or around the individual house should be taken up simultaneously. Trees may be planted near the housing clusters so that, in due course, enough trees are nearby. Such plantation can be taken up under the social forestry programme.

20. Involvement of Non-Government Organisations

Suitable Non-government Organisations with proven good track record wherever available may be associated with the construction of VAMBAY dwelling units. The supervision, guidance and the monitoring of construction can be entrusted to these non-governmental organisations. In particular, Non-governmental organisations should be made use of to popularise, the use sanitary latrines and appropriate technology. The selection of the NGO would be in consultation with the State Nodal Agency.

21. Inventory of Houses

The Urban Local Body should have a complete inventory of houses constructed/upgraded under the VAMBAY, giving details of the date of start and the date completion of construction of dwelling unit, name of the city, area in which the house is located, occupation and category of beneficiary and other relevant particulars.

22. Display of VAMBAY Board & Logo

On completion of VAMBAY dwelling unit, the concerned Urban Local Body should ensure that for each house / colony so constructed, a display board indicating, the proper Logo, year of construction, name of beneficiary etc.

23. Monitoring

At the State level SUDA and HUDCO will jointly monitor the scheme. The monitoring of the programme at the State level will be the responsibility of a State level co-ordination committee (SLCC) for urban housing.

At ULB level, Town Advisory Committee headed by the Chairperson of ULB shall monitor. Separate Community based monitoring will be done by the Community Development Society (CDS). The Project Officer of the CDS and Secretary of the ULB shall closely monitor all aspects of VAMBAY through visits to work sites. A schedule of inspection, which prescribes minimum number of field visits for each supervisory level functionary from the State level to the ULB level shall be drawn up and strictly adhered to.

The Secretary of the concerned ULB shall furnish monthly progress report before 10th of every month to the Executive Director, SUDA with a copy to the District Mission Co-ordinator. The houses shall be completed positively within 3 months from the release of 1st installment. The Municipal Secretaries of Urban Local Bodies shall be furnished UCs to SUDA within 3 months of the fund release.

The implementation of the VAMBAY would be dovetailed and synergised with other programme such SJSRY and NSDP.

24. Evaluation Studies

The State Nodal Agency should conduct periodic evaluation studies on the implementation of VAMBAY. Evaluation studies should be got conducted by reputed institutions and organisations on issues identified during concurrent evaluation and reviews by the State Nodal Agency as well as by the Government of India. Copies of these studies

should be furnished to the Government of India and remedial action should be taken by the State Nodal Agency on the basis of the findings of these studies.

25. Transparency in implementation of VAMBAY

It is of utmost importance that Centrally sponsored schemes are properly implemented and mis-utilisation of funds and other irregularities are prevented. This requires transparency in the implementation of VAMBAY at various levels. The list of items on which information should invariably be made available to people to bring about greater transparency at the State, District and Corporation levels is given below:

● State Level

- i)** List of people below poverty line in the urban area.
- ii)** List of beneficiaries identified during the preceding year and current year including details of SC/ST, BC, women beneficiaries and physically and mentally challenged persons under VAMBAY
- iii)** Allocation made to the state under VAMBAY
- iv)** Guidelines of VAMBAY/Criteria for selecting beneficiaries.
- v)** Display of VAMBAY sign board/logo on the allotted houses.

● District /City level

- i)** Details of houses taken up in the district level with details of cost, source of funds and implementing agency

- ii)** Access to muster rolls

- iii)** Distribution of funds slumwise under the scheme

- iv)** Allocation/availability of funds under VAMBAY

● Corporation /Ward level

- i)** Distribution of VAMBAY fund for each slum
- ii)** Criteria for selection of slum under VAMBAY
- iii)** List of beneficiaries

26. Criteria for allocation of resources

Central assistance under VAMBAY will be initially allotted to the State on the basis of poverty ratio, housing shortages and the population of urban slums. Based on these allocations, the State Nodal Agency will submit their projects for the 50% grant from HUDCO, clearly indicating the source from where they propose to raise the balance 50% of fund required for the project i.e. beneficiary, local body, State resources or loans other than HUDCO.

HUDCO will intimate sanction to the State Government, which will first deposit the State Share of 50% **in the designated account of the Implementing Agency**. On receipt of such certification, HUDCO will release the grant portion to this designated account.

27. Maintenance of accounts

SUDA, the State Nodal Agency will follow the accounting procedures prescribed by the Ministry of Urban Development and Poverty Alleviation. The Nodal Agency will open a separate designated account for VAMBAY and will submit utilization certificate to the HUDCO based on which further funds will be released.

28. Utilization of interest earned on deposits

The interest amount accrued on the deposit of VAMBAY funds shall be treated as part of the VAMBAY resources.

Order

The Prime Minister of India has announced a new Centrally sponsored scheme called Valmiki Ambedkar Awas Yojana (VAMBAY) on the 15th August, 2001 to ameliorate the conditions of the Urban Slum dwellers living below poverty line. Government are pleased to accord administration sanction to implement the scheme with the following features, in the State:

- 1.** The objective of Valmiki Ambedkar Awas Yojana (VAMBAY) – is primarily to provide shelter or upgrade the existing shelter for people living below the poverty line in Urban Slums in a march towards the goal of slum less cities with a healthy and enabling Urban environment.
- 2.** The target group under the Valmiki Ambedkar Awas Yojana (VAMBAY) will be all slum dwellers in Urban areas who are the BPL including members of the EWS who do not possess adequate shelter.
- 3.** Valmiki Ambedkar Awas Yojana (VAMBAY) –is a Centrally Sponsored Scheme shared on a 50:50 basis with States which envisages an annual subsidy of Rs. 1000/- crores from the Ministry of Urban Development and Poverty Alleviation to be matched by an equal amount of long term loan from HUDCO to be availed against usual State Government Guarantee. The State Government has been given the option to obtain resources from any other source (ie. other than HUDCO) eg: budgetary support, own resources of Local Bodies, loan from other agencies etc.
- 4.** A new National City Sanitation Project under the title of “Nirmal Bharat Abhiyan” is an integral sub component of Valmiki Ambedkar Awas Yojana (VAMBAY)
- 5.** The implementation of Valmiki Ambedkar Awas Yojana (VAMBAY) be dovetailed and synergised with other existing programs such as National Slum Development Programme (NSDP) and Swarna Jayanthi Shahari Rozgar Yojana (SJSRY). The availability of drinking water, sanitation, and drainage facilities should be ensured under these programmes. On an average 25% of the funds under the Scheme will be spent for providing water and sanitation facilities including approximately 20% of the amount for community sanitation project- Nirmal Bharat Abhiyan.
- 6.** Selection of beneficiaries will be made by the State Urban Development Agency (SUDA)/ District of Urban Development Agency (DUDA) in consultation with the Local Authorities. Help of reputed NGOs may be enlisted for the purpose.
- 7.** In selecting the beneficiaries the following reservation/percentage will be followed:
 - SC/ST - Not less than 50 %
 - Backward Classes - 30%
 - Other weaker sections - 15% (OBC, BC. Etc.)
 - Physically and mentally disabled and handicapped persons and others - 5%
- 8.** After identification of the beneficiaries, the latter must be provided title as a pre-condition for the loan or subsidy. This may be done by the State Government, Local Body either by regularization in-situ or by relocation.

The title to the land should be in the name of the husband and wife jointly or preferably in the name of the wife. Till the repayment of the loan, if any, the house built with Valmiki Ambedkar Awas Yojana (VAMBAY) – funds along with the land shall be mortgaged to the State Government/implementing agency.

9. No provision is made for Land acquisition in Valmiki Ambedkar Awas Yojana (VAMBAY).

10. No hard and fast type/design is prescribed for Valmiki Ambedkar Awas Yojana (VAMBAY) dwelling units. However, the plinth area of a new house should be normally be not less than 15 sq.mts.

11. The upper financial limit for constructions of Valmiki Ambedkar Awas Yojana (VAMBAY) units will be Rs 40,000/- with provision sanitary toilet also. However for cities with more than one million populations it will be Rs 50,000. In hilly and difficult areas this ceiling may be enhanced by 12.5%.

12. A portion say 20% of the funds may be used for the upgrading of existing dwelling units in slums. The upper limit for upgradation of an existing dwelling unit shall not be more than 50% of the ceiling specified for construction of a new house.

13. The norms for Town and Country planning of the State Government and the rules and bye-laws of the Local Bodies, should be kept in view while the implementation of the scheme.

14. Government are also pleased to nominate the State Poverty Eradication Mission (SUDA) which is the State Urban Development Agency (SUDA) in the State as the nodal agency for the implementation of the Scheme. Executive Director, State Poverty Eradication Mission will take immediate action to prepare detailed project proposal with respect to the implementation of the Scheme in the State.